121.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,115,900 / 1,115,900
					USE VALUE:	1,115,900 / 1,115,900
					ASSESSED:	1,115,900 / 1,115,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHASAN GWEN B
Owner 2:	
Owner 3:	
Street 1:	36 ADDISON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1900 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5050.000	550,100		565,800	1,115,900
Total Card	0.116	550,100		565,800	1,115,900
Total Parcel	0.116	550,100		565,800	1,115,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 587.32 | /Parcel: 587.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78329

GIS Ref

GIS Ref

Insp Date 05/11/18

!9393!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	549,100	0	5,050.	565,800	1,114,900	1,114,900	Year End Roll	12/18/2019
2019	101	FV	409,400	0	5,050.	597,200	1,006,600	1,006,600	Year End Roll	1/3/2019
2018	101	FV	408,600	0	5,050.	440,100	848,700	848,700	Year End Roll	12/20/2017
2017	101	FV	408,600	0	5,050.	421,200	829,800	829,800	Year End Roll	1/3/2017
2016	101	FV	408,600	0	5,050.	389,800	798,400	798,400	Year End	1/4/2016
2015	101	FV	386,400	0	5,050.	326,900	713,300	713,300	Year End Roll	12/11/2014
2014	101	FV	386,400	0	5,050.	319,400	705,800	705,800	Year End Roll	12/16/2013
2013	101	FV	386,400	0	5,050.	276,600	663,000	663,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20787-245		9/1/1990		1	No	No		A

PRINT

Date	Time
12/10/20	23:52:30

LAST REV

Date	Time
05/22/18	10:42:19

apro

USER DEFINED

Prior Id # 1:	78329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2008	651	Manual	23,000			G10	GR FY10	replace cabinets/w
1/31/2003	60	New Wind	8,000					
1/12/1999	27	Add Bath	20,505					REMODEL AND ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
12/17/2012	Fieldrev-Chg	JBS	JOHN S
12/6/2008	Meas/Inspect	201	PATRIOT
4/17/2001	Inspected	PM	Peter M
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5050		Sq. Ft.	Site		0	90.	1.24	10			View	10					565,783						565,800	

Total AC/HA: 0.11593 | Total SF/SM: 5050 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 565,783 | Spl Credit | Total: 565,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	INT GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20263159
Const Adj.:	1.10813904
Adj $ / SQ:	173.249
Other Features:	106167
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616752
Depreciation:	66609
Depreciated Total:	550143

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

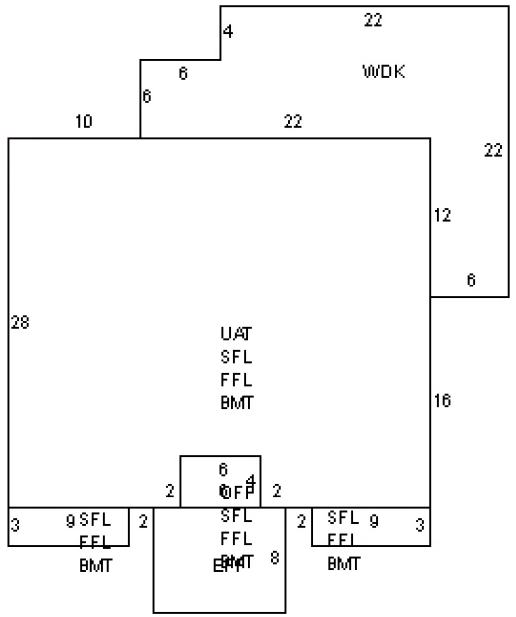
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.63
Special Features:	0	Val/Su Net:	157.17
Final Total:	550100	Val/Su SzAd	289.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	51.970	49,376
FFL	First Floor	950	173.250	164,586
SFL	Second Floor	950	173.250	164,586
WDK	Deck	328	10.030	3,289
UAT	Upper Attic	218	69.300	15,107
EFP	Enclos Porch	80	67.880	5,430
OFP	Open Porch	24	48.760	1,170
	Net Sketched Area:	3,500	Total:	403,544
Size Ad	1900	Gross Are	4154	FinArea 1900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc